HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

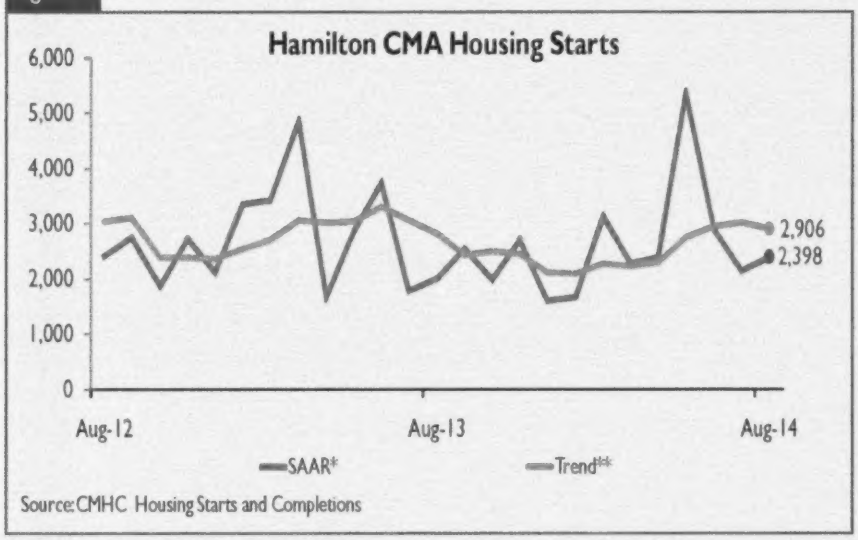
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2014

Highlights

- Hamilton CMA total housing starts trending down in August.
- Weaker multi-unit residential construction.
- Brantford CMA total housing starts trending up in August.

Figure 1



*SAAR[1]: Seasonally Adjusted Annual Rate.
** Trend: Six-month moving average of the SAAR

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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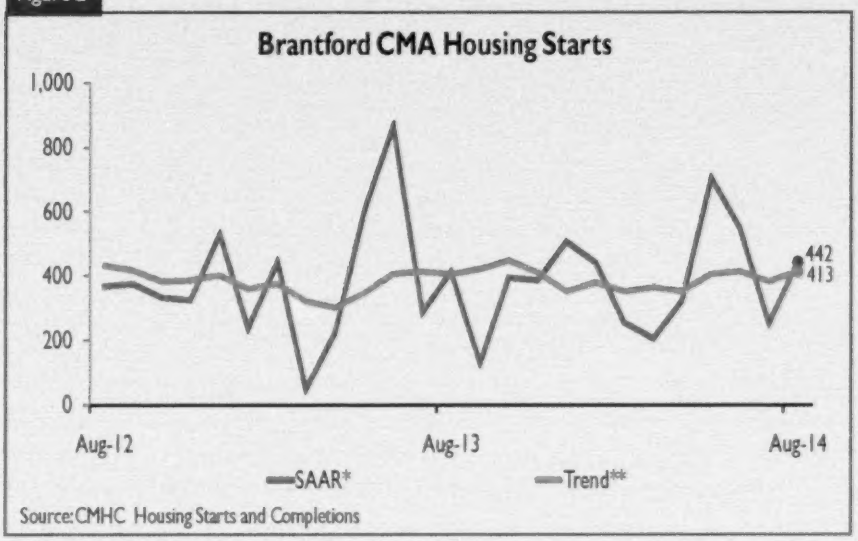
Hamilton CMA Total Housing Starts Trending Down

Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending down at 2,906 units in August compared to 3,029 units in July, following four consecutive monthly increases. This month's decline in the trend measure was entirely due to lower multi-unit residential construction. Despite the relatively strong demand, the higher number of multi-unit buildings currently under construction continues to dampen multi-unit housing starts in 2014. On a year-over-year basis, the number of multi-unit structures under construction has been increasing since June 2013, underscoring CMHC's expectations for fewer housing starts in 2014.

The more volatile SAAR measure of housing starts in Hamilton CMA was 2,398 units in August, up from 2,136 units in July. This month's increase in the SAAR measure was primarily due to stronger single-detached housing construction. The limited supply of single-detached homes in established locations in the GTA has resulted in higher prices which in turn has encouraged some buyers to move to neighbouring municipalities such as Hamilton. Year-to-date, single-detached housing starts in Hamilton reached 791 units, up two per cent compared to the first eight months of 2013.

Hamilton employment grew by 2,900, bucking the national trend.

Figure 2

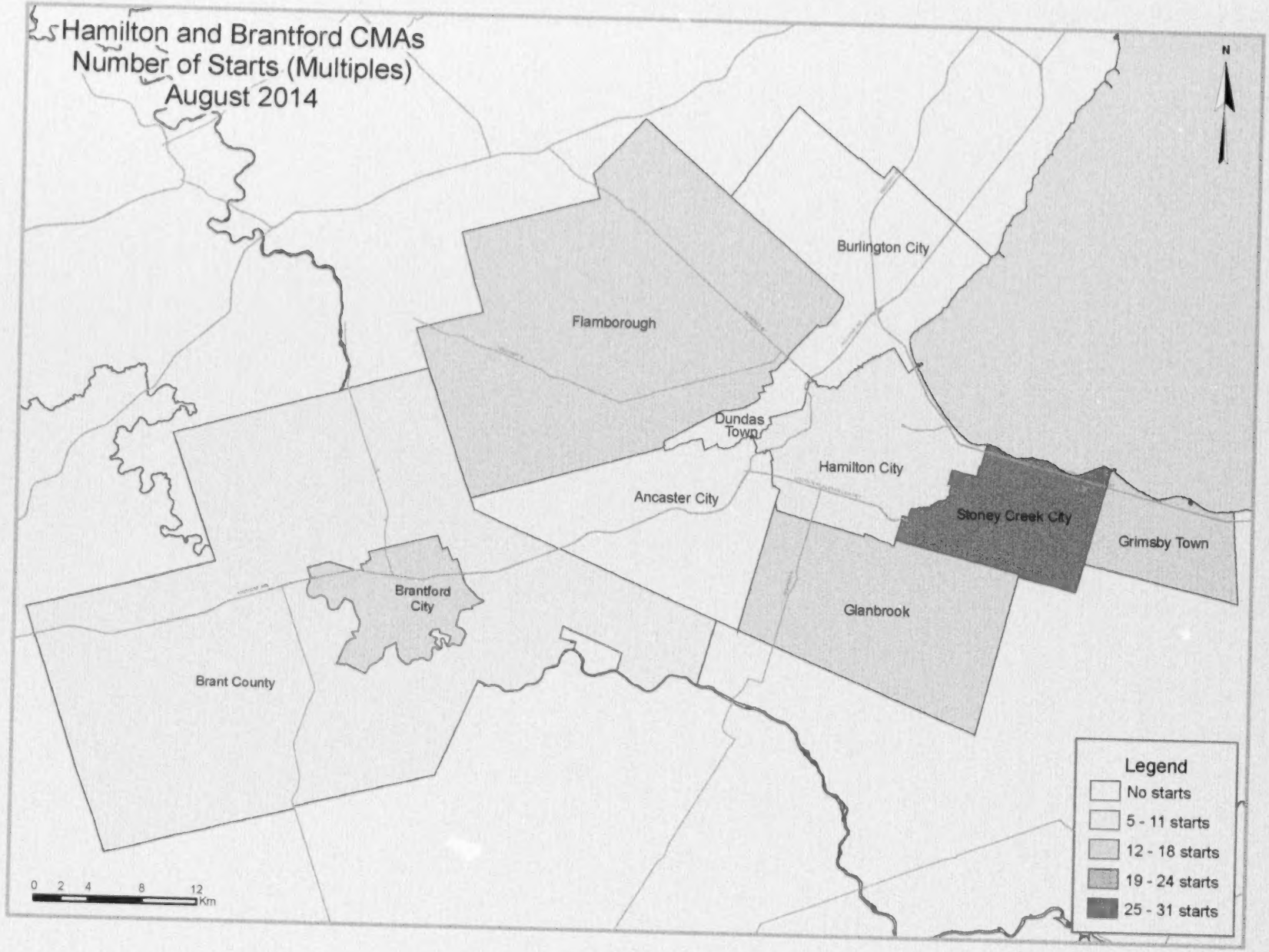


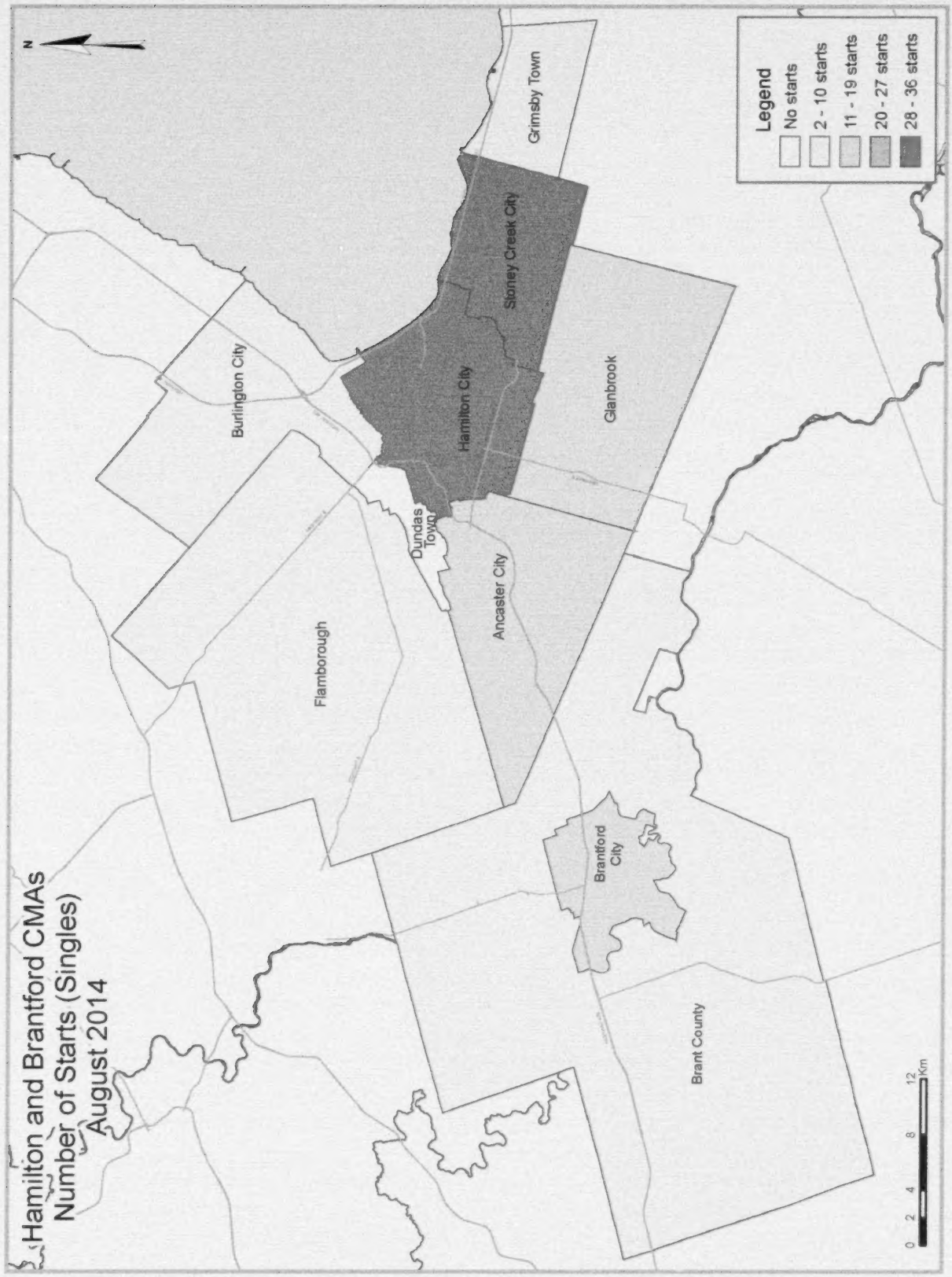
* SAAR: Seasonally Adjusted Annual Rate.
** Trend: Six-month moving average of the SAAR

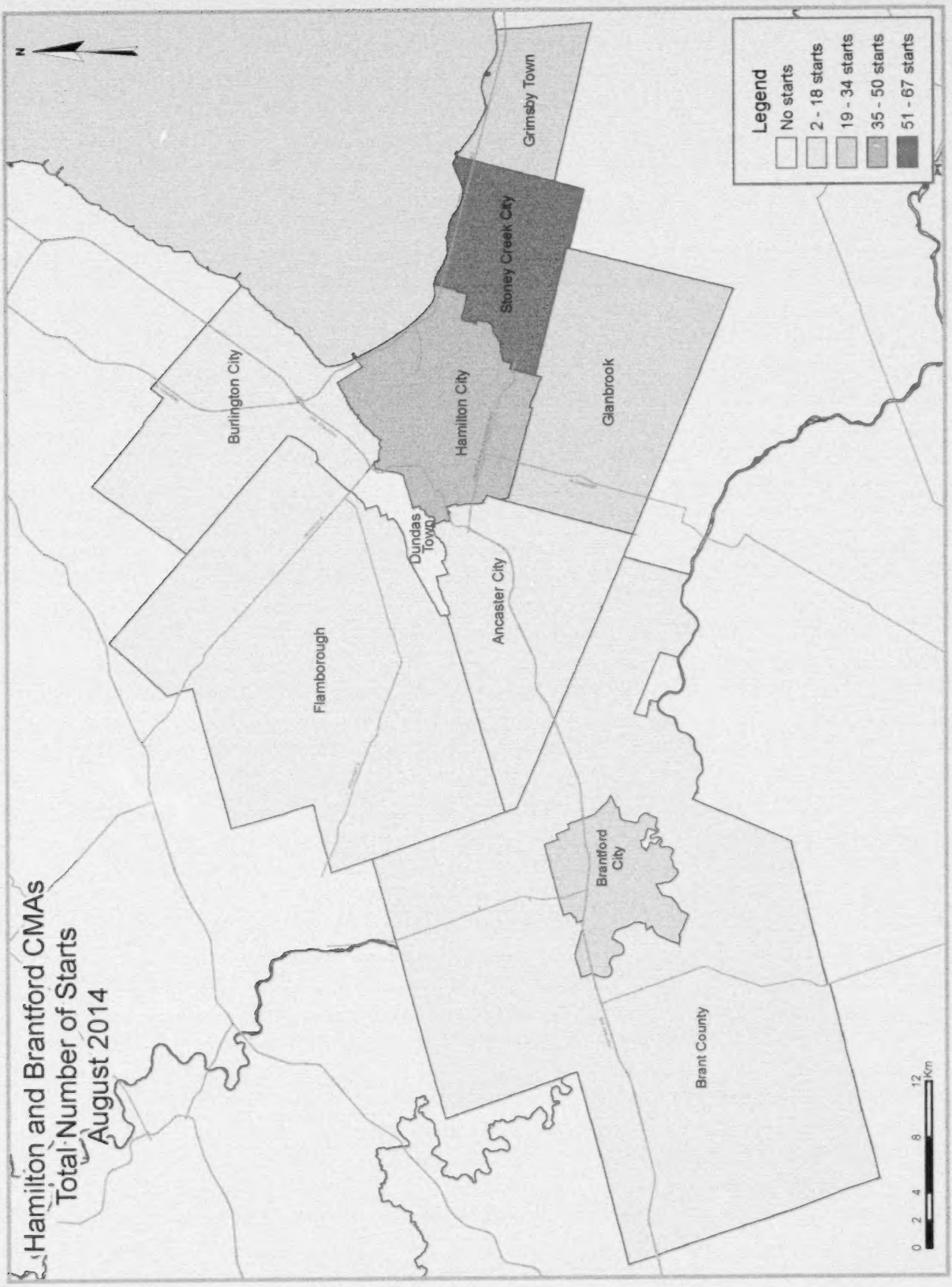
Approximately 600 more people entered the labour force in August, still fewer than the jobs created and pushing down the unemployment rate to 6.3 per cent from 6.9 per cent in the prior month. Full-time employment rose by 6.8 per cent in August from a year earlier, completely offsetting the 0.3 per cent decline in part-time employment. Transportation, information and retail trade sectors led the increases by industry with double-digit percentage growth in employment. Construction, manufacturing and health care services employments increased by 6.8, 5.9 and 2.5 per cent respectively. Average weekly earnings rose by 3.2 per cent in August from a year earlier, exceeding the 1.7 per cent gain in the previous month.

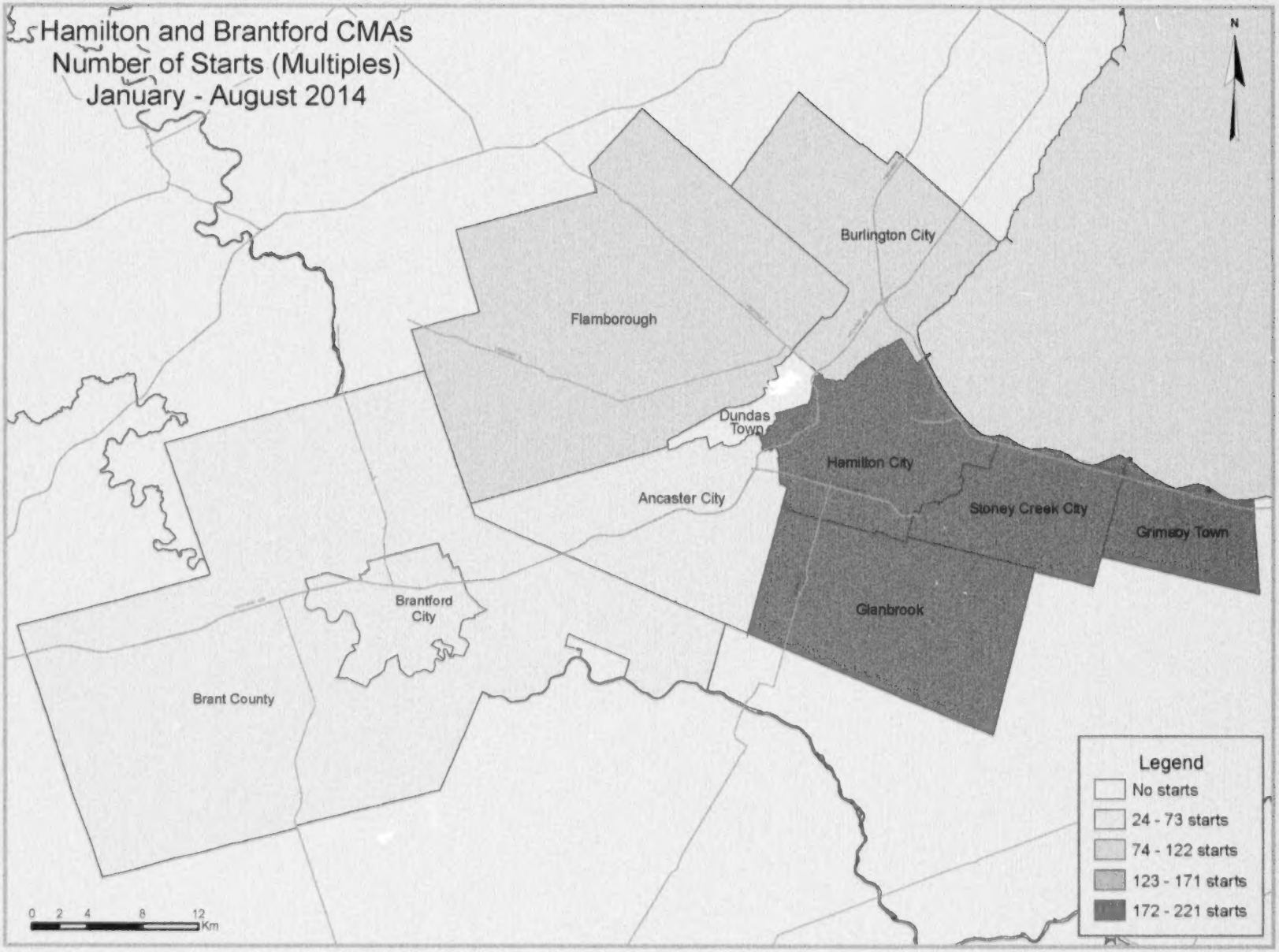
Brantford CMA Total Housing Starts Trending Up

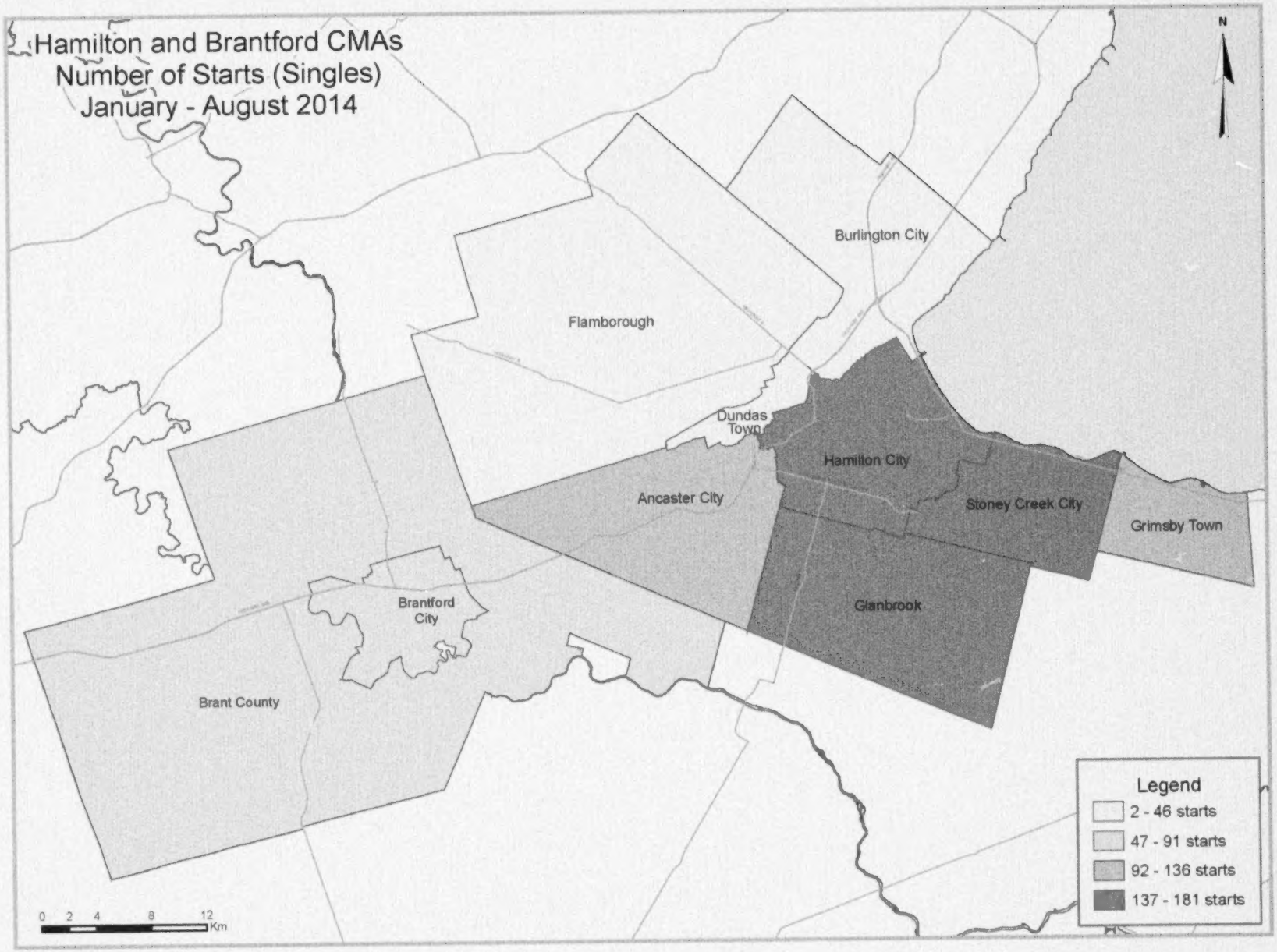
Housing starts in the Brantford CMA were trending up at 413 units in August compared to 382 units in July, completely due to stronger townhouse construction. Single-detached housing starts declined in August. Year-to-date however, single-detached housing starts were 155 units, up five per cent from the first eight months of 2013. Improving employment and low mortgage rates have supported housing demand in Brantford. Full-time employment was up two per cent in August 2014 compared to the same month a year ago, marking the fourth consecutive year-over-year increase.

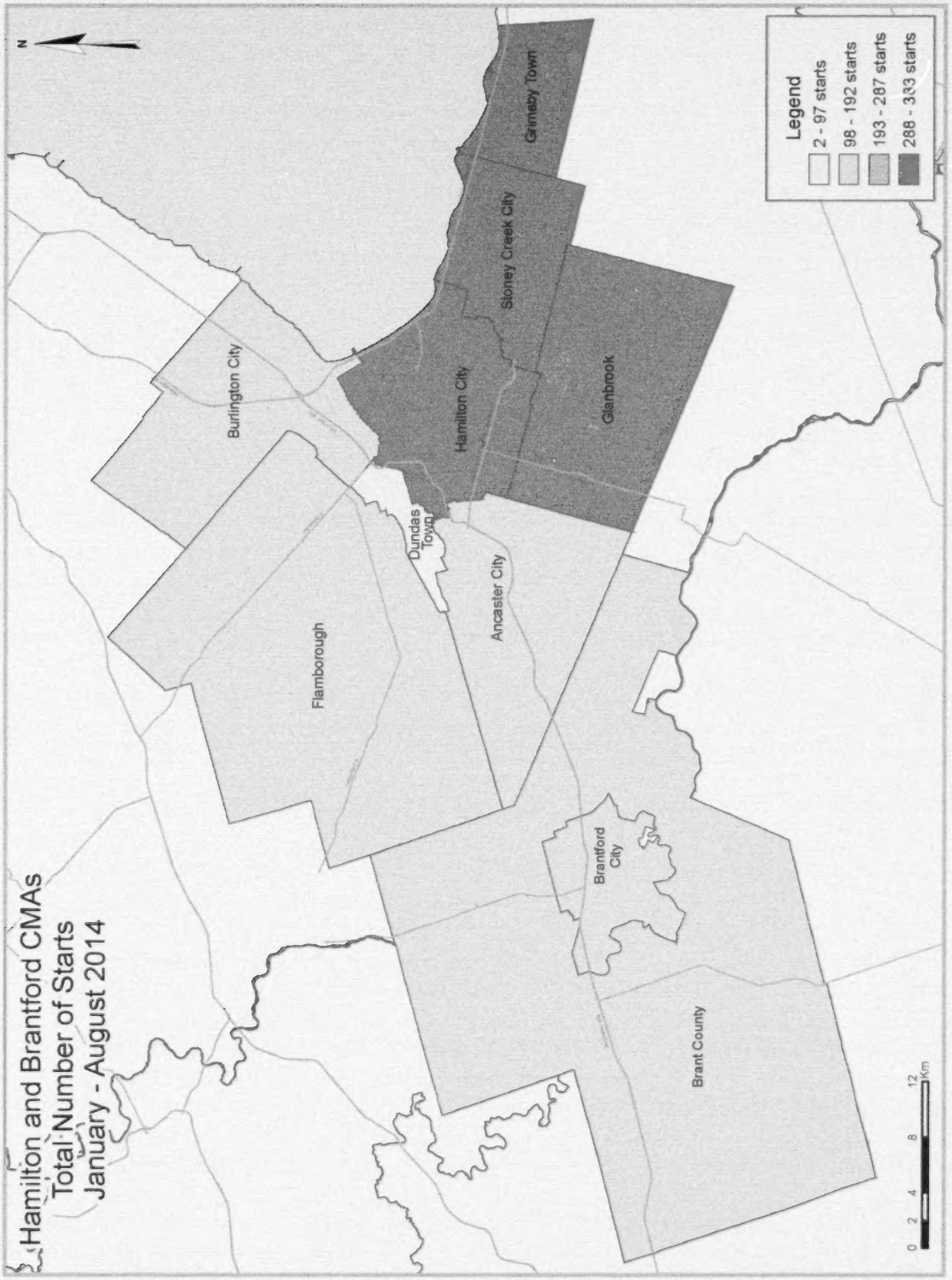

Hamilton and Brantford CMAs
Number of Starts (Multiples)
August 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
5 - 11 starts
12 - 18 starts
19 - 24 starts
25 - 31 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
August 2014
N
Legend
No starts
2 - 10 starts
11 - 19 starts
20 - 27 starts
28 - 36 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
August 2014
N
Legend
No starts
2 - 18 starts
19 - 34 starts
35 - 50 starts
51 - 67 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - August 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
No starts
24 - 73 starts
74 - 122 starts
123 - 171 starts
172 - 221 starts


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - August 2014
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
2 - 46 starts
47 - 91 starts
92 - 136 starts
137 - 181 starts


Hamilton and Brantford CMAs
Total Number of Starts
January - August 2014
N
Legend
2 - 97 starts
98 - 192 starts
193 - 287 starts
288 - 383 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Flamborough
Dundas Town
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) August 2014		
Hamilton CMA[1]	July 2014	August 2014
Trend[2]	3,029	2,906
SAAR	2,136	2,398
	August 2013	August 2014
Actual		
August - Single-Detached	80	111
August - Multiples	88	81
August - Total	168	192
January to August - Single-Detached	773	791
January to August - Multiples	1,179	1,061
January to August - Total	1,952	1,852

Table 1b: Housing Starts (SAAR and Trend) August 2014		
Brantford CMA[1]	July 2014	August 2014
Trend[2]	382	413
SAAR	252	442
	August 2013	August 2014
Actual		
August - Single-Detached	39	21
August - Multiples	4	18
August - Total	43	39
January to August - Single-Detached	147	155
January to August - Multiples	115	97
January to August - Total	262	252

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2014	111	16	52	0	13	0	0	0	192
August 2013	79	24	26	1	38	0	0	0	168
% Change	40.5	-33.3	100.0	-100.0	-65.8	n/a	n/a	n/a	14.3
Year-to-date 2014	785	62	510	6	188	181	0	120	1,852
Year-to-date 2013	771	56	288	2	220	331	14	270	1,952
% Change	1.8	10.7	77.1	200.0	-14.5	-45.3	-100.0	-55.6	-5.1
UNDER CONSTRUCTION									
August 2014	759	78	561	5	257	578	182	477	2,897
August 2013	709	62	434	7	339	807	182	270	2,810
% Change	7.1	25.8	29.3	-28.6	-24.2	-28.4	0.0	76.7	3.1
COMPLETIONS									
August 2014	60	8	13	1	23	0	0	0	105
August 2013	80	0	15	4	21	0	0	0	120
% Change	-25.0	n/a	-13.3	-75.0	9.5	n/a	n/a	n/a	-12.5
Year-to-date 2014	645	68	251	11	229	286	0	2	1,492
Year-to-date 2013	700	40	171	8	181	219	0	0	1,319
% Change	-7.9	70.0	46.8	37.5	26.5	30.6	n/a	n/a	13.1
COMPLETED & NOT ABSORBED									
August 2014	56	1	9	2	5	10	n/a	n/a	83
August 2013	47	3	11	1	5	3	n/a	n/a	70
% Change	19.1	-66.7	-18.2	100.0	0.0	**	n/a	n/a	18.6
ABSORBED									
August 2014	75	18	14	1	23	1	n/a	n/a	132
August 2013	81	2	8	4	23	0	n/a	n/a	118
% Change	-7.4	**	75.0	-75.0	0.0	n/a	n/a	n/a	11.9
Year-to-date 2014	660	73	245	11	231	276	n/a	n/a	1,496
Year-to-date 2013	712	40	170	7	185	216	n/a	n/a	1,330
% Change	-7.3	82.5	44.1	57.1	24.9	27.8	n/a	n/a	12.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2014	21	0	3	0	15	0	0	0	39
August 2013	39	0	0	0	4	0	0	0	43
% Change	-46.2	n/a	n/a	n/a	**	n/a	n/a	n/a	-9.3
Year-to-date 2014	145	2	16	10	41	0	8	30	252
Year-to-date 2013	147	6	67	0	42	0	0	0	262
% Change	-1.4	-66.7	-76.1	n/a	-2.4	n/a	n/a	n/a	-3.8
UNDER CONSTRUCTION									
August 2014	143	6	22	9	65	0	8	30	283
August 2013	137	6	49	0	90	3	0	0	285
% Change	4.4	0.0	-55.1	n/a	-27.8	-100.0	n/a	n/a	-0.7
COMPLETIONS									
August 2014	27	0	0	1	8	0	6	0	42
August 2013	5	0	15	0	4	0	0	0	24
% Change	**	n/a	-100.0	n/a	100.0	n/a	n/a	n/a	75.0
Year-to-date 2014	165	6	18	1	38	0	6	0	234
Year-to-date 2013	168	8	52	0	25	0	7	0	260
% Change	-1.8	-25.0	-65.4	n/a	52.0	n/a	-14.3	n/a	-10.0
COMPLETED & NOT ABSORBED									
August 2014	21	0	0	0	10	0	n/a	n/a	31
August 2013	17	0	3	0	9	0	n/a	n/a	29
% Change	23.5	n/a	-100.0	n/a	11.1	n/a	n/a	n/a	6.9
ABSORBED									
August 2014	24	0	2	1	11	0	n/a	n/a	44
August 2013	11	0	18	0	4	0	n/a	n/a	40
% Change	118.2	n/a	-88.9	n/a	175.0	n/a	n/a	n/a	10.0
Year-to-date 2014	170	6	34	1	42	0	n/a	n/a	260
Year-to-date 2013	180	8	53	0	30	0	n/a	n/a	292
% Change	-5.6	-25.0	-35.8	n/a	40.0	n/a	n/a	n/a	-11.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
August 2014	99	16	38	0	13	0	0	0	166
August 2013	72	24	23	0	8	0	0	0	127
Former Hamilton City									
August 2014	29	6	0	0	0	0	0	0	35
August 2013	26	8	0	0	0	0	0	0	34
Stoney Creek City									
August 2014	36	10	14	0	7	0	0	0	67
August 2013	8	16	8	0	0	0	0	0	32
Ancaster City									
August 2014	14	0	0	0	0	0	0	0	14
August 2013	20	0	0	0	0	0	0	0	20
Dundas Town									
August 2014	0	0	0	0	0	0	0	0	0
August 2013	0	0	0	0	0	0	0	0	0
Flamborough									
August 2014	3	0	13	0	0	0	0	0	16
August 2013	1	0	0	0	0	0	0	0	1
Glanbrook									
August 2014	17	0	11	0	6	0	0	0	34
August 2013	17	0	15	0	8	0	0	0	40
City of Burlington									
August 2014	2	0	0	0	0	0	0	0	2
August 2013	6	0	0	0	9	0	0	0	15
Grimsby									
August 2014	10	0	14	0	0	0	0	0	24
August 2013	1	0	3	1	21	0	0	0	26
Hamilton CMA									
August 2014	111	16	52	0	13	0	0	0	192
August 2013	79	24	26	1	38	0	0	0	168
Brant County									
August 2014	10	0	0	0	5	0	0	0	15
August 2013	12	0	0	0	0	0	0	0	12
Brantford City									
August 2014	11	0	3	0	10	0	0	0	24
August 2013	27	0	0	0	4	0	0	0	31
Brantford CMA									
August 2014	21	0	3	0	15	0	0	0	39
August 2013	39	0	0	0	4	0	0	0	43

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
August 2014	586	74	399	0	199	231	182	170	1,841
August 2013	616	62	364	5	172	237	182	0	1,638
Former Hamilton City									
August 2014	136	44	45	0	38	125	168	170	726
August 2013	154	14	31	0	7	195	168	0	569
Stoney Creek City									
August 2014	156	30	51	0	54	64	14	0	369
August 2013	81	28	70	0	26	0	14	0	219
Ancaster City									
August 2014	105	0	30	0	0	39	0	0	174
August 2013	146	0	38	5	6	39	0	0	234
Dundas Town									
August 2014	5	0	0	0	0	0	0	0	5
August 2013	7	0	0	0	0	0	0	0	7
Flamborough									
August 2014	43	0	73	0	28	3	0	0	147
August 2013	68	20	132	0	19	3	0	0	242
Glanbrook									
August 2014	141	0	200	0	79	0	0	0	420
August 2013	160	0	93	0	114	0	0	0	367
City of Burlington									
August 2014	63	4	8	0	39	314	0	307	735
August 2013	76	0	61	0	132	570	0	270	1,109
Grimsby									
August 2014	110	0	154	5	19	33	0	0	321
August 2013	17	0	9	2	35	0	0	0	63
Hamilton CMA									
August 2014	759	78	561	5	257	578	182	477	2,897
August 2013	709	62	434	7	339	807	182	270	2,810
Brant County									
August 2014	66	4	0	9	18	0	0	0	97
August 2013	70	0	3	0	35	3	0	0	111
Brantford City									
August 2014	77	2	22	0	47	0	8	30	186
August 2013	67	6	46	0	55	0	0	0	174
Brantford CMA									
August 2014	143	6	22	9	65	0	8	30	283
August 2013	137	6	49	0	90	3	0	0	285

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
August 2014	52	6	0	0	5	0	0	0	63
August 2013	64	0	7	1	8	0	0	0	80
Former Hamilton City									
August 2014	10	4	0	0	0	0	0	0	14
August 2013	11	0	7	0	0	0	0	0	18
Stoney Creek City									
August 2014	23	0	0	0	0	0	0	0	23
August 2013	11	0	0	0	0	0	0	0	11
Ancaster City									
August 2014	8	0	0	0	0	0	0	0	8
August 2013	17	0	0	1	0	0	0	0	18
Dundas Town									
August 2014	0	0	0	0	0	0	0	0	0
August 2013	0	0	0	0	0	0	0	0	0
Flamborough									
August 2014	2	0	0	0	0	0	0	0	2
August 2013	12	0	0	0	0	0	0	0	12
Glanbrook									
August 2014	9	2	0	0	5	0	0	0	16
August 2013	13	0	0	0	8	0	0	0	21
City of Burlington									
August 2014	8	2	0	0	10	0	0	0	20
August 2013	13	0	8	0	13	0	0	0	34
Grimsby									
August 2014	0	0	13	1	8	0	0	0	22
August 2013	3	0	0	3	0	0	0	0	6
Hamilton CMA									
August 2014	60	8	13	1	23	0	0	0	105
August 2013	80	0	15	4	21	0	0	0	120
Brant County									
August 2014	12	0	0	1	0	0	0	0	13
August 2013	0	0	0	0	0	0	0	0	0
Brantford City									
August 2014	15	0	0	0	8	0	6	0	29
August 2013	5	0	15	0	4	0	0	0	24
Brantford CMA									
August 2014	27	0	0	1	8	0	6	0	42
August 2013	5	0	15	0	4	0	0	0	24

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
August 2014	46	1	4	0	5	0	n/a	n/a	56
August 2013	34	3	4	0	5	0	n/a	n/a	46
Former Hamilton City									
August 2014	3	0	1	0	0	0	n/a	n/a	4
August 2013	5	0	3	0	0	0	n/a	n/a	8
Stoney Creek City									
August 2014	14	1	0	0	0	0	n/a	n/a	15
August 2013	10	3	0	0	0	0	n/a	n/a	13
Ancaster City									
August 2014	10	0	0	0	0	0	n/a	n/a	10
August 2013	5	0	0	0	0	0	n/a	n/a	5
Dundas Town									
August 2014	0	0	0	0	0	0	n/a	n/a	0
August 2013	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
August 2014	2	0	2	0	0	0	n/a	n/a	4
August 2013	1	0	1	0	0	0	n/a	n/a	2
Glanbrook									
August 2014	17	0	1	0	5	0	n/a	n/a	23
August 2013	13	0	0	0	5	0	n/a	n/a	18
City of Burlington									
August 2014	7	0	0	0	0	10	n/a	n/a	17
August 2013	10	0	7	0	0	3	n/a	n/a	20
Grimsby									
August 2014	3	0	5	2	0	0	n/a	n/a	10
August 2013	3	0	0	1	0	0	n/a	n/a	4
Hamilton CMA									
August 2014	56	1	9	2	5	10	n/a	n/a	83
August 2013	47	3	11	1	5	3	n/a	n/a	70
Brant County									
August 2014	8	0	0	0	1	0	n/a	n/a	9
August 2013	7	0	0	0	0	0	n/a	n/a	7
Brantford City									
August 2014	13	0	0	0	9	0	n/a	n/a	22
August 2013	10	0	3	0	9	0	n/a	n/a	22
Brantford CMA									
August 2014	21	0	0	0	10	0	n/a	n/a	31
August 2013	17	0	3	0	9	0	n/a	n/a	29

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
August 2014	62	16	1	0	5	1	n/a	n/a	85
August 2013	68	2	7	1	10	0	n/a	n/a	88
Former Hamilton City									
August 2014	10	4	0	0	0	1	n/a	n/a	15
August 2013	11	0	7	0	0	0	n/a	n/a	18
Stoney Creek City									
August 2014	31	10	1	0	0	0	n/a	n/a	42
August 2013	13	2	0	0	2	0	n/a	n/a	17
Ancaster City									
August 2014	9	0	0	0	0	0	n/a	n/a	9
August 2013	17	0	0	1	0	0	n/a	n/a	18
Dundas Town									
August 2014	0	0	0	0	0	0	n/a	n/a	0
August 2013	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
August 2014	2	0	0	0	0	0	n/a	n/a	2
August 2013	12	0	0	0	0	0	n/a	n/a	12
Glanbrook									
August 2014	10	2	0	0	5	0	n/a	n/a	17
August 2013	15	0	0	0	8	0	n/a	n/a	23
City of Burlington									
August 2014	11	2	0	0	10	0	n/a	n/a	23
August 2013	11	0	1	0	13	0	n/a	n/a	25
Grimsby									
August 2014	2	0	13	1	8	0	n/a	n/a	24
August 2013	2	0	0	3	0	0	n/a	n/a	5
Hamilton CMA									
August 2014	75	18	14	1	23	1	n/a	n/a	132
August 2013	81	2	8	4	23	0	n/a	n/a	118
Brant County									
August 2014	12	0	0	1	0	0	n/a	n/a	13
August 2013	0	0	0	0	0	0	n/a	n/a	0
Brantford City									
August 2014	12	0	2	0	11	0	n/a	n/a	25
August 2013	11	0	18	0	4	0	n/a	n/a	33
Brantford CMA									
August 2014	24	0	2	1	11	0	n/a	n/a	38
August 2013	11	0	18	0	4	0	n/a	n/a	33

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Hamilton CMA	111	80	16	26	65	62	0	0	192	168	14.3
City of Hamilton	99	72	16	24	51	31	0	0	166	127	30.7
Former Hamilton City	29	26	6	8	0	0	0	0	35	34	2.9
Stoney Creek City	36	8	10	16	21	8	0	0	67	32	109.4
Ancaster City	14	20	0	0	0	0	0	0	14	20	-30.0
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	3	1	0	0	13	0	0	0	16	1	**
Glanbrook	17	17	0	0	17	23	0	0	34	40	-15.0
City of Burlington	2	6	0	2	0	7	0	0	2	15	-86.7
Grimsby	10	2	0	0	14	24	0	0	24	26	-7.7
Brantford CMA	21	39	0	0	18	4	0	0	39	43	-9.3
Brant County	10	n/a	0	n/a	5	n/a	0	n/a	15	n/a	n/a
Brantford City	11	27	0	0	13	4	0	0	24	31	-22.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	791	773	62	58	698	514	301	607	1,852	1,952	-5.1
City of Hamilton	639	695	62	56	486	341	190	105	1377	1197	15.0
Former Hamilton City	162	163	30	10	65	17	126	99	383	289	32.5
Stoney Creek City	181	93	30	26	99	69	64	0	374	188	98.9
Ancaster City	123	151	0	0	30	32	0	6	153	189	-19.0
Dundas Town	2	3	0	0	0	0	0	0	2	3	-33.3
Flamborough	23	92	0	20	101	84	0	0	124	196	-36.7
Glanbrook	148	193	2	0	191	139	0	0	341	332	2.7
City of Burlington	36	52	0	2	34	137	78	502	148	693	-78.6
Grimsby	116	26	0	0	178	36	33	0	327	62	**
Brantford CMA	155	147	2	6	65	109	30	0	252	262	-3.8
Brant County	82	n/a	2	n/a	22	n/a	0	n/a	106	n/a	n/a
Brantford City	73	86	0	6	43	83	30	0	146	175	-16.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Hamilton CMA	65	62	0	0	0	0	0	0
City of Hamilton	51	31	0	0	0	0	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	21	8	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	13	0	0	0	0	0	0	0
Glanbrook	17	23	0	0	0	0	0	0
City of Burlington	0	7	0	0	0	0	0	0
Grimsby	14	24	0	0	0	0	0	0
Brantford CMA	18	4	0	0	0	0	0	0
Brant County	5	n/a	0	n/a	0	n/a	0	n/a
Brantford City	13	4	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	698	500	0	14	181	337	120	270
City of Hamilton	486	327	0	14	70	105	120	0
Former Hamilton City	65	17	0	0	6	99	120	0
Stoney Creek City	99	55	0	14	64	0	0	0
Ancaster City	30	32	0	0	0	6	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	101	84	0	0	0	0	0	0
Glanbrook	191	139	0	0	0	0	0	0
City of Burlington	34	137	0	0	78	232	0	270
Grimsby	178	36	0	0	33	0	0	0
Brantford CMA	57	109	8	0	0	0	30	0
Brant County	22	n/a	0	n/a	0	n/a	0	n/a
Brantford City	35	83	8	0	0	0	30	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Hamilton CMA	179	129	13	39	0	0	192	168
City of Hamilton	153	119	13	8	0	0	166	127
Former Hamilton City	35	34	0	0	0	0	35	34
Stoney Creek City	60	32	7	0	0	0	67	32
Ancaster City	14	20	0	0	0	0	14	20
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	16	1	0	0	0	0	16	1
Glanbrook	28	32	6	8	0	0	34	40
City of Burlington	2	6	0	9	0	0	2	15
Grimsby	24	4	0	22	0	0	24	26
Brantford CMA	24	39	15	4	0	0	39	43
Brant County	10	n/a	5	n/a	0	n/a	15	n/a
Brantford City	14	27	10	4	0	0	24	31

Table 2.5: Starts by Submarket and by Intended Market
January - August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	1,357	1,115	375	553	120	284	1,852	1,952
City of Hamilton	1,057	986	200	197	120	14	1,377	1,197
Former Hamilton City	257	190	6	99	120	0	383	289
Stoney Creek City	262	160	112	14	0	14	374	188
Ancaster City	153	189	0	0	0	0	153	189
Dundas Town	2	3	0	0	0	0	2	3
Flamborough	96	174	28	22	0	0	124	196
Glanbrook	287	270	54	62	0	0	341	332
City of Burlington	43	96	105	327	0	270	148	693
Grimsby	257	33	70	29	0	0	327	62
Brantford CMA	163	220	51	42	38	0	252	262
Brant County	74	n/a	32	n/a	0	n/a	106	n/a
Brantford City	89	156	19	19	38	0	146	175

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Hamilton CMA	61	84	8	0	36	36	0	0	105	120	-12.5
City of Hamilton	52	65	6	0	5	15	0	0	63	80	-21.3
Former Hamilton City	10	11	4	0	0	7	0	0	14	18	-22.2
Stoney Creek City	23	11	0	0	0	0	0	0	23	11	109.1
Ancaster City	8	18	0	0	0	0	0	0	8	18	-55.6
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	2	12	0	0	0	0	0	0	2	12	-83.3
Glanbrook	9	13	2	0	5	8	0	0	16	21	-23.8
City of Burlington	8	13	2	0	10	21	0	0	20	34	-41.2
Grimsby	1	6	0	0	21	0	0	0	22	6	**
Brantford CMA	29	5	0	0	13	19	0	0	42	24	75.0
Brant County	13	n/a	0	n/a	0	n/a	0	n/a	13	n/a	n/a
Brantford City	16	5	0	0	13	19	0	0	29	24	20.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Hamilton CMA	656	708	68	44	474	348	294	219	1492	1319	13.1
City of Hamilton	566	599	60	42	277	309	84	33	987	983	0.4
Former Hamilton City	147	126	18	0	43	78	76	33	284	237	19.8
Stoney Creek City	84	77	34	26	42	123	0	0	160	226	-29.2
Ancaster City	159	139	0	0	32	53	6	0	197	192	2.6
Dundas Town	4	5	0	0	0	0	0	0	4	5	-20.0
Flamborough	29	98	6	4	24	4	2	0	61	106	-42.5
Glanbrook	143	154	2	12	136	51	0	0	281	217	29.5
City of Burlington	60	80	8	2	77	31	210	186	355	299	18.7
Grimsby	30	29	0	0	120	8	0	0	150	37	**
Brantford CMA	167	168	6	8	61	84	0	0	234	260	-10.0
Brant County	73	n/a	0	n/a	21	n/a	0	n/a	94	n/a	n/a
Brantford City	94	122	6	6	40	84	0	0	140	212	-34.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Hamilton CMA	36	36	0	0	0	0	0	0
City of Hamilton	5	15	0	0	0	0	0	0
Former Hamilton City	0	7	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	5	8	0	0	0	0	0	0
City of Burlington	10	21	0	0	0	0	0	0
Grimsby	21	0	0	0	0	0	0	0
Brantford CMA	8	19	5	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	8	19	5	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	474	348	0	0	292	219	2	0
City of Hamilton	277	309	0	0	82	33	2	0
Former Hamilton City	43	78	0	0	76	33	0	0
Stoney Creek City	42	123	0	0	0	0	0	0
Ancaster City	32	53	0	0	6	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	24	4	0	0	0	0	2	0
Glanbrook	136	51	0	0	0	0	0	0
City of Burlington	77	31	0	0	210	186	0	0
Grimsby	120	8	0	0	0	0	0	0
Brantford CMA	56	77	5	7	0	0	0	0
Brant County	21	n/a	0	n/a	0	n/a	0	n/a
Brantford City	35	77	5	7	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Hamilton CMA	81	95	24	25	0	0	105	120
City of Hamilton	58	71	5	9	0	0	63	80
Former Hamilton City	14	18	0	0	0	0	14	18
Stoney Creek City	23	11	0	0	0	0	23	11
Ancaster City	8	17	0	1	0	0	8	18
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	2	12	0	0	0	0	2	12
Glanbrook	11	13	5	8	0	0	16	21
City of Burlington	10	21	10	13	0	0	20	34
Grimsby	13	3	9	3	0	0	22	6
Brantford CMA	27	20	9	4	6	0	42	24
Brant County	12	n/a	1	n/a	0	n/a	13	n/a
Brantford City	15	20	8	4	6	0	29	24

Table 3.5: Completions by Submarket and by Intended Market
January - August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Hamilton CMA	964	911	526	408	2	0	1,492	1,319
City of Hamilton	817	780	168	203	2	0	987	983
Former Hamilton City	187	197	97	40	0	0	284	237
Stoney Creek City	152	159	8	67	0	0	160	226
Ancaster City	195	137	2	55	0	0	197	192
Dundas Town	4	5	0	0	0	0	4	5
Flamborough	47	106	12	0	2	0	61	106
Glanbrook	232	176	49	41	0	0	281	217
City of Burlington	83	100	272	199	0	0	355	299
Grimsby	64	31	86	6	0	0	150	37
Brantford CMA	189	228	39	25	6	7	234	260
Brant County	75	n/a	19	n/a	0	n/a	94	n/a
Brantford City	114	180	20	25	6	7	140	212

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
August 2014	4	6.5	2	3.2	6	9.7	11	17.7	39	62.9	62	531,945	527,329
August 2013	2	3.0	14	20.9	12	17.9	10	14.9	29	43.3	67	479,000	507,206
Year-to-date 2014	60	10.6	60	10.6	120	21.3	111	19.7	213	37.8	564	469,000	493,441
Year-to-date 2013	64	10.9	117	19.9	108	18.4	84	14.3	215	36.6	588	451,045	487,936
Former Hamilton City													
August 2014	1	10.0	2	20.0	2	20.0	3	30.0	2	20.0	10	435,000	428,239
August 2013	0	0.0	2	20.0	2	20.0	2	20.0	4	40.0	10	478,000	469,960
Year-to-date 2014	7	4.7	25	16.8	60	40.3	26	17.4	31	20.8	149	428,537	461,019
Year-to-date 2013	9	7.1	39	31.0	43	34.1	17	13.5	18	14.3	126	413,500	431,852
Stoney Creek City													
August 2014	0	0.0	0	0.0	2	6.5	2	6.5	27	87.1	31	570,000	579,010
August 2013	0	0.0	2	15.4	1	7.7	5	38.5	5	38.5	13	487,900	533,485
Year-to-date 2014	8	8.8	7	7.7	13	14.3	8	8.8	55	60.4	91	529,900	525,545
Year-to-date 2013	2	2.5	23	28.4	16	19.8	19	23.5	21	25.9	81	449,900	489,471
Ancaster City													
August 2014	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
August 2013	0	0.0	2	11.1	2	11.1	2	11.1	12	66.7	18	515,000	601,288
Year-to-date 2014	2	1.3	12	7.5	21	13.2	38	23.9	86	54.1	159	507,900	542,512
Year-to-date 2013	1	0.7	8	5.9	24	17.8	26	19.3	76	56.3	135	510,990	561,558
Dundas Town													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2013	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Flamborough													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2013	0	0.0	2	18.2	4	36.4	0	0.0	5	45.5	11	430,000	462,455
Year-to-date 2014	3	13.0	1	4.3	0	0.0	0	0.0	19	82.6	23	544,990	616,953
Year-to-date 2013	1	1.1	7	7.4	6	6.3	8	8.4	73	76.8	95	599,000	588,697
Glanbrook													
August 2014	3	30.0	0	0.0	2	20.0	3	30.0	2	20.0	10	449,561	422,183
August 2013	2	13.3	6	40.0	3	20.0	1	6.7	3	20.0	15	397,990	429,181
Year-to-date 2014	40	29.0	15	10.9	25	18.1	39	28.3	19	13.8	138	429,995	422,208
Year-to-date 2013	50	34.0	40	27.2	19	12.9	13	8.8	25	17.0	147	382,080	402,485
City of Burlington													
August 2014	1	9.1	0	0.0	0	0.0	0	0.0	10	90.9	11	650,000	701,544
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	698,990	928,085
Year-to-date 2014	1	1.6	1	1.6	0	0.0	0	0.0	59	96.7	61	695,000	1,272,372
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	1.2	81	98.8	82	694,990	957,471
Grimsby													
August 2014	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
August 2013	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Year-to-date 2014	3	10.3	4	13.8	6	20.7	9	31.0	7	24.1	29	462,990	455,055
Year-to-date 2013	0	0.0	0	0.0	3	9.7	15	48.4	13	41.9	31	495,900	521,583

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
August 2014	5	6.7	2	2.7	6	8.0	13	17.3	49	65.3	75	549,000	551,872
August 2013	2	2.4	14	16.9	12	14.5	13	15.7	42	50.6	83	500,000	565,605
Year-to-date 2014	64	9.8	65	9.9	126	19.3	120	18.3	279	42.7	654	482,775	564,391
Year-to-date 2013	64	9.1	117	16.7	111	15.8	100	14.3	309	44.1	701	482,990	544,348

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
August 2014	1	7.7	2	15.4	2	15.4	0	0.0	8	61.5	13	659,000	576,885
August 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2014	6	8.5	10	14.1	7	9.9	8	11.3	40	56.3	71	539,900	541,159
Year-to-date 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
August 2014	3	25.0	7	58.3	0	0.0	1	8.3	1	8.3	12	379,950	371,700
August 2013	8	72.7	3	27.3	0	0.0	0	0.0	0	0.0	11	249,900	282,598
Year-to-date 2014	41	41.0	53	53.0	3	3.0	1	1.0	2	2.0	100	358,990	350,172
Year-to-date 2013	83	65.4	28	22.0	6	4.7	9	7.1	1	0.8	127	335,000	326,601
Brantford CMA													
August 2014	4	16.0	9	36.0	2	8.0	1	4.0	9	36.0	25	389,000	478,396
August 2013	8	72.7	3	27.3	0	0.0	0	0.0	0	0.0	11	249,900	282,598
Year-to-date 2014	47	27.5	63	36.8	10	5.8	9	5.3	42	24.6	171	382,900	429,470
Year-to-date 2013	92	51.1	33	18.3	14	7.8	14	7.8	27	15.0	180	345,000	390,978

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2014						
Submarket	Aug 2014	Aug 2013	% Change	YTD 2014	YTD 2013	% Change
Hamilton CMA	551,872	565,605	-2.4	564,391	544,348	3.7
City of Hamilton	527,329	507,206	4.0	493,441	487,936	1.1
Former Hamilton City	428,239	469,960	-8.9	461,019	431,852	6.8
Stoney Creek City	579,010	533,485	8.5	525,545	489,471	7.4
Ancaster City	--	601,288	n/a	542,512	561,558	-3.4
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	462,455	n/a	616,953	588,697	4.8
Glanbrook	422,183	429,181	-1.6	422,208	402,485	4.9
City of Burlington	701,544	928,085	-24.4	1,272,372	957,471	32.9
Grimsby	--	--	n/a	455,055	521,583	-12.8
Brantford CMA	478,396	282,598	69.3	429,470	390,978	9.8
Brant County	576,885	n/a	n/a	541,159	n/a	n/a
Brantford City	371,700	282,598	31.5	350,172	326,601	7.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton August 2014										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	719	-7.0	1,050	1,459	1,545	68.0	349,943	4.7	360,555
	February	912	-15.9	1,035	1,390	1,491	69.4	375,381	5.2	369,457
	March	1,121	-14.6	1,081	1,765	1,598	67.6	388,147	9.9	377,494
	April	1,456	4.4	1,087	2,002	1,529	71.1	379,308	0.4	374,363
	May	1,540	2.8	1,131	2,087	1,564	72.3	416,664	12.8	399,294
	June	1,313	1.4	1,130	1,836	1,605	70.4	390,572	7.5	381,731
	July	1,237	3.9	1,064	1,684	1,598	66.6	383,240	10.8	383,124
	August	1,151	7.6	1,176	1,509	1,661	70.8	376,284	3.2	384,955
	September	1,154	30.5	1,230	1,798	1,652	74.5	390,638	8.7	390,737
	October	1,157	9.8	1,139	1,581	1,593	71.5	384,534	4.6	387,653
	November	1,022	13.1	1,213	1,177	1,595	76.1	368,947	-0.1	368,444
	December	689	19.8	1,137	529	1,387	82.0	371,037	10.3	396,890
2014	January	742	3.2	1,070	1,349	1,484	72.1	386,451	10.4	398,584
	February	922	1.1	1,044	1,306	1,423	73.4	398,239	6.1	393,440
	March	1,215	8.4	1,111	1,731	1,509	73.6	410,553	5.8	404,191
	April	1,427	-2.0	1,149	2,089	1,639	70.1	414,736	9.3	400,385
	May	1,605	4.2	1,229	2,309	1,709	71.9	406,007	-2.6	392,511
	June	1,525	16.1	1,232	2,077	1,720	71.6	409,195	4.8	400,661
	July	1,496	20.9	1,264	1,808	1,665	75.9	412,694	7.7	409,653
	August	1,164	1.1	1,224	1,447	1,648	74.3	397,938	5.8	405,472
	September									
	October									
	November									
	December									
	Q2 2013	4,309	2.9		5,925			396,091	7.0	
	Q2 2014	4,557	5.8		6,475			409,808	3.5	
	YTD 2013	9,449	-1.8		13,732			385,543	7.1	
	YTD 2014	10,096	6.8		14,116			406,184	5.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
August 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	118	12.4	158	295	288	54.9	274,505	21.2	274,505
	February	158	4.6	170	246	279	60.9	242,110	7.0	242,110
	March	173	-14.8	172	271	276	62.3	257,618	10.3	257,618
	April	213	12.7	170	383	285	59.6	270,767	12.2	270,767
	May	236	11.3	172	370	288	59.7	263,039	2.6	263,039
	June	245	31.7	215	303	286	75.2	261,989	2.0	261,989
	July	183	0.5	149	288	259	57.5	250,496	-0.9	250,496
	August	172	-8.0	164	243	267	61.4	276,740	10.9	276,740
	September	173	16.1	162	277	275	58.9	259,138	8.2	259,138
	October	172	-6.0	171	267	275	62.2	272,641	6.4	272,641
	November	214	39.9	241	190	245	98.4	260,794	4.7	260,794
	December	173	108.4	285	87	197	144.7	286,599	17.3	286,599
2014	January	97	-17.8	126	193	207	60.9	245,837	-10.4	245,837
	February	110	-30.4	120	166	194	61.9	254,870	5.3	254,870
	March	161	-6.9	163	249	232	70.3	275,975	7.1	275,975
	April	168	-21.1	149	297	243	61.3	277,189	2.4	277,189
	May	218	-7.6	176	323	248	71.0	276,995	5.3	276,995
	June	244	-0.4	191	278	246	77.6	254,012	-3.0	254,012
	July	247	35.0	206	318	275	74.9	286,415	14.3	286,415
	August	193	12.2	196	261	278	70.5	264,296	-4.5	264,296
	September									
	October									
	November									
	December									
	Q2 2013	694	18.2		1,056			265,040	5.3	
	Q2 2014	630	-9.2		898			268,145	1.2	
	YTD 2013	1,498	5.9		2,399			262,076	7.3	
	YTD 2014	1,438	-4.0		2,085			269,124	2.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
August 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	107.0	121.3	384.1	5.9	65.0	906
	February	595	3.00	5.24	107.1	122.8	387.8	5.8	65.5	897
	March	590	3.00	5.14	107.3	123.2	386.2	6.2	65.5	889
	April	590	3.00	5.14	108.2	122.9	382.6	6.7	65.2	894
	May	590	3.00	5.14	108.5	123.0	379.7	6.9	64.7	912
	June	590	3.14	5.14	108.3	123.2	377.9	6.2	63.9	920
	July	590	3.14	5.14	108.5	123.4	376.8	6.1	63.6	925
	August	601	3.14	5.34	108.5	123.4	369.0	6.5	62.5	916
	September	601	3.14	5.34	108.6	123.5	366.0	7.0	62.2	916
	October	601	3.14	5.34	109.3	123.3	366.0	7.1	62.2	908
	November	601	3.14	5.34	109.8	123.3	369.4	6.7	62.5	913
	December	601	3.14	5.34	109.8	123.1	372.4	6.6	62.9	905
2014	January	595	3.14	5.24	109.6	123.3	375	6.0	62.9	906
	February	595	3.14	5.24	110.0	124.6	379.6	5.9	63.6	900
	March	581	3.14	4.99	110.1	125.1	383.4	5.8	64.1	920
	April	570	3.14	4.79	110.3	125.9	384.3	6.4	64.6	936
	May	570	3.14	4.79	110.6	126.5	383.0	6.9	64.6	945
	June	570	3.14	4.79	111.3	126.9	383.4	7.2	64.9	947
	July	570	3.14	4.79	111.5	126.5	386.3	6.9	65.0	941
	August	570	3.14	4.79		126.5	389.2	6.3	65.1	945
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
August 2014

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	116.2	121.3	67.9	7.7	67.6	861
	February	595	3.00	5.24	116.2	122.8	68.7	7.7	68.2	869
	March	590	3.00	5.14	116.3	123.2	68.9	7.6	68.5	861
	April	590	3.00	5.14	116.5	122.9	68.5	7.6	67.9	849
	May	590	3.00	5.14	116.6	123.0	68.7	7.2	67.8	827
	June	590	3.14	5.14	116.6	123.2	69.0	6.6	67.7	808
	July	590	3.14	5.14	116.9	123.4	68.5	6.7	67.2	795
	August	601	3.14	5.34	117.0	123.4	68.8	6.9	67.6	784
	September	601	3.14	5.34	117.0	123.5	68.7	5.8	66.8	783
	October	601	3.14	5.34	117.1	123.3	69.0	4.8	66.3	793
	November	601	3.14	5.34	117.2	123.3	68.3	4.1	65.0	810
	December	601	3.14	5.34	117.4	123.1	66.9	5.1	64.5	822
2014	January	595	3.14	5.24	117.5	123.3	66	5.9	64.4	831
	February	595	3.14	5.24	117.9	124.6	65.9	7.1	64.7	829
	March	581	3.14	4.99	117.9	125.1	66.7	7.4	65.6	821
	April	570	3.14	4.79	118.4	125.9	67.7	7.0	66.5	829
	May	570	3.14	4.79	118.4	126.5	68.7	7.2	67.4	838
	June	570	3.14	4.79	118.8	126.9	68.7	6.7	67.0	848
	July	570	3.14	4.79	118.7	126.5	68.3	6.6	66.5	844
	August	570	3.14	4.79		126.5	67.6	6.2	65.5	859
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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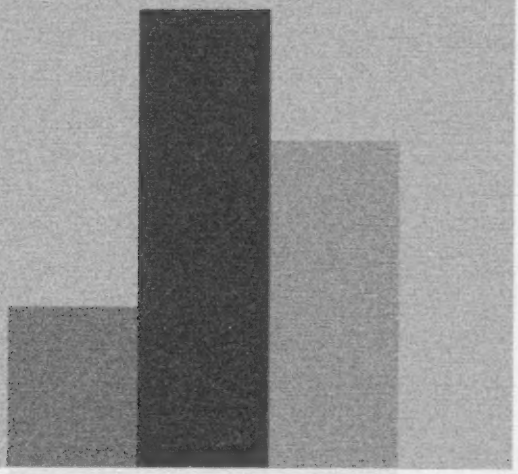

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- Housing Market Outlook, Highlight Reports – Canada and Regional
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- Housing Now, Canada
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